

SPECIAL MEETING NOTICE/AGENDA OF THE

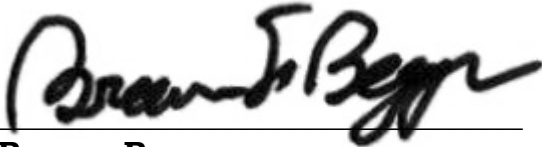
**Housing Action Subcommittee of the City Council's Urban
Experience Committee**

**A special meeting of the Housing Action Subcommittee will be held
remotely on Thursday, July 15, 2021, at 9:30 a.m.**

A special meeting of the City of Spokane's Housing Action Subcommittee will be held virtually via WebEx at **9:30 a.m. on Thursday, July 15, 2021**. Subcommittee Members will be attending virtually and the meeting will be open to the public via the call-in option below. A quorum of Council Members will not be present.

The physical meeting will not be open to the public and no public testimony will be taken. Discussion will be limited to appropriate officials, presenters and staff. The public is encouraged to tune in by calling 1-408-418-9388 and using access code 1469 54 7447.

Agenda Attached

A handwritten signature in black ink, appearing to read "Breean Beggs", written over a horizontal line.

**Breean Beggs
Council President**



Housing Action Subcommittee

Thursday July 15, 2021

9:30 AM - 11:00 AM

Virtual meeting information below

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

9:30 - 9:35 Public Comment (3 minutes each). Citizens are invited to address the subcommittee on any topic not on the agenda.

Commission Briefing Session:

- | | |
|---------------|---|
| 9:35 – 9:40 | A. Roll Call |
| 9:40 -9:50 | B. City Council Member and Staff Update |
| 9:50 – 9:55 | C. Ongoing Meeting Times |
| 9:55 – 10:05 | D. Subcommittee Leadership |
| 10:05 – 10:30 | E. Subcommittee Formation Discussion – Break out discussion |

Presentation

10:30 - 11:00 Council Feedback Request: Development Incentives and Housing and Homelessness Strategy Resolution

Adjournment

Join from the meeting link

<https://spokanecity.webex.com/spokanecity/j.php?MTID=m76ad0d38941b066bdaf9c351cebf21a5>

Join by phone

+1-408-418-9388 United States Toll

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

RESOLUTION NO. 2021-0020

A Resolution forming an ad hoc housing action subcommittee of the City Council's Urban Experience Committee.

WHEREAS, the City of Spokane's Comprehensive Plan contains chapter 6, the housing chapter, which is a mandatory element of comprehensive planning under the Washington Growth Management Act; and

WHEREAS, the vision of chapter 6 of the City's Comprehensive Plan is that "Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods."; and

WHEREAS, the values of the City of Spokane's Housing chapter are: "Keeping housing affordable; Encouraging home ownership; Maintaining pride in ownership; Developing a good mix of housing types; Encouraging housing for the low-income and homeless throughout the entire city; Preserving existing houses; and Rehabilitating older neighborhoods."; and

WHEREAS, to bring that vision and those values to life, Chapter 6 of the City's Comprehensive Plan includes two broad goals:

- Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents; and
- Improve the overall quality of the City of Spokane's housing; and

WHEREAS, to achieve those goals, the City of Spokane has adopted various official housing policies of the City, and these policies have been reiterated throughout various planning and stakeholder processes, such as the Mayor's Housing Quality Task Force, the Impediments to Fair Housing analysis, and the current Housing Action Plan working group, among others; and

WHEREAS, the City Council has the authority to create ad hoc committees or subcommittees for a designated term or for a specific task by City Council resolution, under City Council Rule of Procedure 9.4; and

WHEREAS, Council Rule 9.4 also provides that the resolution which creates the ad hoc committee can set forth "matters of committee business such as the appointment process and qualifications for membership, the number of members, and the deadline for any resulting reports of the ad hoc committee".

NOW, THEREFORE, BE IT RESOLVED by the Spokane City Council that:

Section 1. The City Council recognizes that there is a need for a centralized housing policy subcommittee that can translate the various reports, task forces, working groups, and stakeholder engagement processes into public policy recommendations to the City Council to help the City address the current crisis of affordable and attainable housing in Spokane.

Section 2. The City Council hereby forms an ad hoc Housing Action Subcommittee of the City Council's Urban Experience Committee.

Section 3. The purposes of the Housing Action Subcommittee shall be:

(1) to investigate and make periodic reports to the City Council on the progress of the City's efforts toward meeting the Comprehensive Plan Goal H1, namely, to "provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents" and Goal H2, namely, to "improve the overall quality of Spokane's housing";

(2) to recommend any necessary changes to the Spokane Municipal Code and other necessary policy actions to advance the City's Comprehensive Plan land use and housing goals, including advancing the goal of increasing density in areas located near services, transit, parks, and schools, such as through the centers and corridors strategy;

(3) to receive and examine applications for housing project funding as described in Chapter 08.07C, SMC and from other locally-derived sources of funding for housing in Spokane, oversee such projects after the City Council awards funding, and make reports to the City Council's Urban Experience Committee or other relevant committee(s) on the outcomes of such funding decisions on at least an annual basis;

(4) to organize itself into such working groups as are necessary to accomplish these purposes;

(5) to collaborate and consult with any technical advisory group established by the City Administration in developing the framework and guidance for the implementation of the funding program contemplated by Chapter 08.07C, SMC; and

(6) such other specific tasks as assigned or referred to the subcommittee by the City Council.

Section 4. The Housing Action Subcommittee shall consist of at least eleven (11) members, appointed by City Council resolution, who shall be residents of the City of Spokane and who shall represent, at a minimum, the following backgrounds and expertise:

1. One member representing the perspective of tenants;
2. One member representing the perspective of landlords;
3. One representative of the business community;
4. One real estate professional;
5. One person representing the perspective of the community assembly;
6. At least one person representing the perspectives of people who have faced historically-based or present housing discrimination or bias;
7. A housing developer (non-profit or for-profit);
8. A housing builder;

- 9. Tribes and urban Native organizations; and
- 10. At least one person who has a lived experience of homelessness or housing instability;

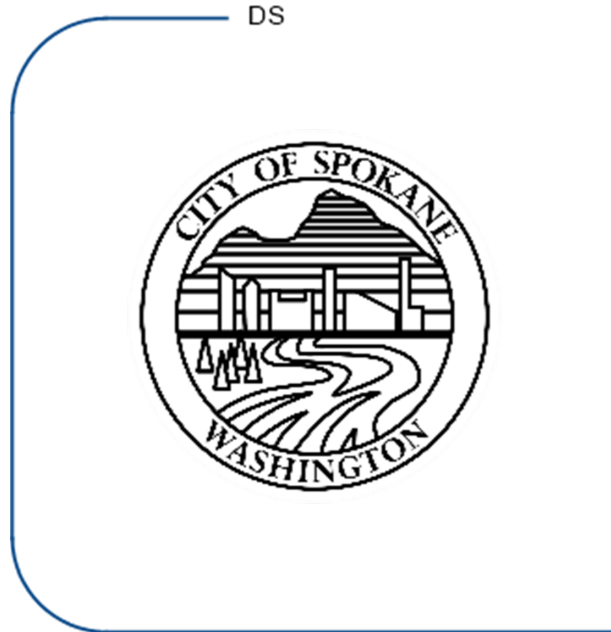
Section 5. The Housing Action Subcommittee members shall elect its leadership from among its members and shall set and conduct its meetings consistent with the Open Public Meetings Act and the Public Records Act, as applicable.

ADOPTED by the City Council this 22nd day of March, 2021.

DocuSigned by:
Jeni Pfister
City Clerk

Approved as to form:

DocuSigned by:
Mike Piccolo
Assistant City Attorney





Agenda Sheet for City Council Meeting of:
6/28/2021

| | |
|-----------------------|---------------|
| Date Rec'd | 6/16/2021 |
| Clerk's File # | RES 2021-0053 |
| Renews # | |
| Cross Ref # | |
| Project # | |
| Bid # | |
| Requisition # | |

| | |
|---------------------------|---|
| Submitting Dept | City Council |
| Contact Name/Phone | Giacobbe Byrd 625-6715 |
| Contact E-Mail | gbyrd@spokanecity.org |
| Agenda Item Type | Resolutions |
| Agenda Item Name | 0320 – Establishing a Strategic Plan for Housing and Homelessness |

Agenda Wording

Recognizing that the City of Spokane needs to create a comprehensive strategy to address housing and homelessness in Spokane and outlining priority actions in the attached addendum that serve as a foundation for that work.

Summary (Background)

The Spokane City Council has and will continue to commit the resources necessary to solve the problems of housing affordability/availability and homelessness. The priority actions in the addendum of this resolution provide a comprehensive strategy for the City of Spokane to address these issues. See attached briefing paper for additional details.

Lease? No Grant related? No Public Works? No

Fiscal Impact

| | |
|---------|------------|
| Expense | \$ Neutral |
| Select | \$ |
| Select | \$ |
| Select | \$ |

Budget Account

| |
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| # |
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Approvals

| | |
|--------------------------|--|
| Dept Head | |
| Division Director | |
| Finance | |
| Legal | |
| For the Mayor | |

Council Notifications

| | |
|----------------------------|-------------------------|
| Study Session\Other | Study Session 6/17/2021 |
| Council Sponsor | CM Kinnear |

Distribution List

gbyrd@spokanecity.org

Additional Approvals

Purchasing

MANAGEMENT & BUDGET

| | |
|--|--|
| | |
| | |

Briefing Paper Study Session

| | |
|---|--|
| Division & Department: | City Council |
| Subject: | Resolution Establishing a Strategic Plan for Housing and Homelessness |
| Date: | 06/17/2021 |
| Contact (email & phone): | Giacobbe Byrd (gbyrd@spokanecity.org) |
| City Council Sponsor: | Council Member Lori Kinnear |
| Executive Sponsor: | |
| Committee(s) Impacted: | Urban Experience and Public Safety |
| Type of Agenda item: | <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input checked="" type="checkbox"/> Strategic Initiative |
| Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan) | Comprehensive Plan; Housing Action Plan; Housing Needs Assessment; The 2019 Impediments to Fair Housing; and The 2020 – 2025 Five Year Strategic Plan to Prevent and End Homelessness. |
| Strategic Initiative: | Safe & Healthy and Urban Experience |
| Deadline: | 06/28/2021 |
| Outcome: (deliverables, delivery duties, milestones to meet) | This resolution establishes a comprehensive strategy to address housing and homelessness within the City of Spokane. |
| Background/History: The Spokane City Council has and will continue to commit the resources necessary to solve the problems of housing affordability/availability and homelessness. The priority actions in the addendum of this resolution provide a comprehensive strategy for the City of Spokane to address these issues. | |
| Executive Summary: <ul style="list-style-type: none"> • <i>Recommends that the City of Spokane produce an annual Spokane Housing Report; and</i> • <i>Recommends that the City of Spokane create a Housing Development and Unit Production projection; and</i> • <i>Recommends that the City of Spokane invite additional stakeholders into regional conversations / collaboration on homelessness; and</i> • <i>Recommends that the City of Spokane align the work of entities and governmental partners engaged in housing and homelessness deliverables; and</i> • <i>Recommends that the City of Spokane encourage data sharing among non-subsidized shelter providers through a community data project; and</i> • <i>Recommends that the City of Spokane support resource and referral information sharing; and</i> • <i>Recommends that the City of Spokane pilot an improved collaborative and coordinated approach to housing and homelessness issues through a “Smart Growth Initiative”; and</i> • <i>Recommends that the City of Spokane implement the “5th Avenue Initiative” and other center and corridor revitalization models; and</i> • <i>Recommends that the City of Spokane prioritize reviewing the 2019 Impediments to Fair Housing and implement recommended actions; and</i> • <i>Recommends that the Spokane City Council receive a quarterly update from the Spokane Regional Continuum of Care of the status of the 2020 – 2025 Five Year Strategic Plan to Prevent and End Homelessness; and</i> • <i>Recommends that the City of Spokane analyze what priority investments exist with the 1590 framework.</i> | |
| Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | |

Annual/Reoccurring expenditure? Yes No N/A

If new, specify funding source: Funding sources will vary for each priority action.

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? Yes No N/A

Requires change in current operations/policy? Yes No N/A

Specify changes required: Changes listed in executive summary (above).

Known challenges/barriers: Implementation of priority actions.

RESOLUTION NO. 2021-0053

A resolution recognizing that the City of Spokane needs to create a comprehensive strategy to address housing and homelessness in Spokane and outlining priority actions in the attached addendum that serve as a foundation for that work.

WHEREAS, the City of Spokane is currently seeing an escalation in housing prices, lack of available affordable units for residents at or below the Area Median Income, and limited housing supply overall; and

WHEREAS, the City of Spokane recognizes healthy and affordable housing are social determinant of health; and

WHEREAS, in the most current Community Health Needs Assessments, regional hospital systems identified access to affordable housing as a priority health need; and

WHEREAS, people of color are overly represented in the homelessness population compared to their percentages in the overall Spokane population.

WHEREAS, there are insufficient vacant affordable rental units in multi-family housing communities, which limits housing choice for renters, including people with disabilities and people of color who are more often renters than homeowners.

WHEREAS, Spokane's Housing Action Plan, Housing Needs Assessment, and the data being shared by the development community, demonstrate that there is a need to accelerate housing production in Spokane; and

WHEREAS, there is not clear alignment among the City of Spokane, community stakeholders, and other organizations in terms of how each entities' work on housing and homelessness can best enhance the work of others toward the ultimate goal of guiding specific deliverables and measurable outcomes forward; and

WHEREAS, CHHS has limited data from providers, particularly the non-subsidized shelter providers, that are not required to provide data to the City; and

WHEREAS, NHHS, Development Services, Planning, and other departments should coordinate a 'city-wide' approach to deliver comprehensive outcomes and to advance policies, strategies, and investments that support community shaped planning on land use, affordable housing, and infrastructure development; and

WHEREAS, by doing so, Spokane can promote wealth creation, economic prosperity, more resilient and healthier communities, and a stronger sense of belonging and connection among residents; and

WHEREAS, there are several opportunities to invest in improvements to neighborhood infrastructure that encourage and support housing development. Ongoing projects include the West Quadrant (Kendall yards), the University District, East Sprague, and North Monroe; and

WHEREAS, setting up "1590" aka Spokane Housing Opportunities Program (S.H.O.P) should be prioritized, as it is Spokane's first, and only, local financial tool dedicated to housing investment opportunities; and

NOW, THEREFORE, BE IT RESOLVED BY THE SPOKANE CITY COUNCIL, that the City of Spokane should act on the priority initiatives listed in the attached addendum in order to set goals, amplify information sharing, and increase housing availability and accessibility for all citizens.

PASSED by the City Council on _____.

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

ADDENDUM TO RESOLUTION NO. 2021-0053.

The following priority actions are a foundation for a comprehensive strategy to address housing and homelessness in Spokane, as established in Resolution No. 2021-0053:

1. The City of Spokane should produce an annual Spokane Housing Report to provide stakeholders and policy makers an analysis of Spokane's housing market – including an inventory of underbuilt, unimproved, and under-improved lands, lots, or parcels – by neighborhood, housing type, and affordability using the latest data. The Spokane Housing Report should include a copy of the Housing Goal Monitoring Report required by the Comprehensive Plan policy H 2.5; and
2. Since housing production is often based on market assumptions associated with a 'cost per unit' model, which allows for a projection of reasonable targets for unit production, the City of Spokane should create a Housing Development and Unit Production projection, based on the cost per unit model, to establish a goal that would meet the City's current and projected future housing needs, at all types and price points, and increase overall production; and
3. The City of Spokane should continue development and implementation of a regional homeless services strategy and should meet at a regional level with entities working to end homelessness to share information. Tribal partners, institutions of higher learning, hospitals/healthcare providers, local government (SRHD), state government (DOC, DSHS, ESD, DCYF, Commerce) and federal government (HUD, VA) partners should be a part of these regional planning conversations; and
4. The City of Spokane should work to align the stakeholder entities and governmental partners engaged in similar housing and homelessness deliverables within the City in an effort to expand and better utilize current capacity, leverage funding, serve the entire unhoused population appropriate to their specific needs, maximize housing resources, and share best practices; and
5. The City of Spokane should incentivize and support data sharing among non-subsidized shelter providers through a community data project, including provision of necessary equipment and technical support. This would provide connected information and real time, or close to real time, data available in both internally and externally facing dashboards as appropriate for the information shared; and
6. The City of Spokane should incentivize and support resource and referral information sharing of housing resources and housing opportunities available for income restricted families and individuals, and ensure the information provided is correct and kept up to date; and

7. The City of Spokane should pilot an improved collaborative and coordinated approach to housing and homelessness issues through a “Smart Growth Initiative”:
 - As part of this “Smart Growth Initiative,” NHHS should convene City departments – including Planning, Code Enforcement, Streets, Utilities, and Parks & Recreation – to align City investments and plans in order to increase the impact the City can make in the pursuit of shared community goals and outcomes.
 - This interdepartmental and community collaboration should focus on increasing access to housing that families and individuals can afford and mitigating displacement, expanding safety, and increasing access to amenities and services, as well as other community elements that support health, safety, and prosperity.
 - Ultimately, the specific priorities and approach established through this initiative should be shaped and influenced by the local community most impacted by current conditions, recognizing that the community has and will continue to change.
 - This initiative should establish short-term (1-2 year), medium-term (3-6) and long-term (7-10 year) goals that the City can accomplish in targeted locations, and that would guide Citywide actions and investments for the next ten years;
 - This initiative should be evaluated annually based on the progress made on the established set of short-term, medium-term, and long-term goals; and
8. The City of Spokane should implement the “5th Avenue Initiative,” support the revitalization of northeast Spokane (particularly within the Northeast Public Development Authority boundary), and encourage development of other center and corridor revitalization models, as a way to re-imagine currently underserved areas; and
9. The City of Spokane should prioritize reviewing the 2019 Impediments to Fair Housing and promptly implementing recommended actions; and
10. The City of Spokane City Council should receive a quarterly update from the Spokane Regional Continuum of Care on status of the 2020 – 2025 Five Year Strategic Plan to Prevent and End Homelessness. The quarterly update should include at the minimum:

- Update on the five strategic objectives. Recommendations for any City of Spokane policy changes or funding needed to help meet the identified objectives.
 - Update on implementation of strategies outlined in plan. What strategies have worked and what strategies should be reexamined.
 - Dashboard of the measurements of success/performance; and
11. The City of Spokane should analyze what priority investments exist within the 1590 framework utilizing the recommendations of the City Council's Housing Action Subcommittee. Until those recommendations have been approved by City Council, priority investments, in alignment with current needs should include:
- Focus 25% of all available funding to multifamily housing to increase housing production for income restricted families, including units available for cooperative ownership by tenants.
 - Focus 25% of all available funding toward incentivizing/subsidizing construction of workforce single family housing, especially units available for purchase by residents.
 - Focus 25% of available dollars toward funding capital construction, maintenance, and repairs of facilities for Spokane's homeless population.
 - Focus 25% of the yearly funding on service dollars related to mental health, wrap around services for the homeless, and programs aimed at mitigating impact reduction in public and shared spaces.

Prioritization in this way would allow for 75% of all revenue collected to focus on building and supporting permanent housing solutions for families (housed & unhoused) within the City of Spokane; and

12. The CHHS Department should use its HMIS and other reliable data sources to provide a quarterly publicly published report of its estimate of the number of houseless individuals in Spokane County who are unsheltered along with demographic information and key barriers to them securing adequate shelter; and
13. The City of Spokane should monitor ongoing and proposed new government sponsored programming and spending to address homelessness. This monitoring should at least include the predicted impact on reducing the numbers of unsheltered homeless individuals in Spokane County.

Council Member Kinnear's Proposed City-Sponsored Development Incentives:

The incentives listed below should apply only to qualified development that occurs within a designated [center or corridor](#), with the exception of affordable single-family development that occurs in single-family residential neighborhoods. These incentives should last for three years, after which time each incentive should be reviewed to determine whether it should continue to be offered. While these incentives are offered, City staff should dedicate time and resources to marketing their availability.

- City Utility Connection (GFC Fee Waivers)
 - Use American Rescue Plan (ARP) funding to revamp the GFC Fee Waiver program.
 - This program would subsidize utility hookups for vacant or underused buildings that are renovated.
 - Keep this money within the Development Services enterprise fund.
- Projects of City-Wide Significance
 - Ensure that criteria for multifamily/mixed-use/innovative development is weighted in existing criteria and re-fund this incentive program.
- Underground Infrastructure Improvement Grant
 - Offer up to \$40K in grant funding for new development that improves City underground infrastructure.
- Commercial Rate Clarification for new Multi-family Development
 - Expansion of Commercial Rate Clarification to include new development in addition to conversion for five years.
- Affordable Housing Impact Fee Waiver (~~Incentive~~)
 - Define criteria for affordable single-family and multi-family development that would qualify for Transportation Impact Fees to be waived.
 - Prioritize paving of unpaved roads where affordable housing is being developed.
- Home Ownership Limited Tax Exemption
 - Offer a limited period of property tax exemption (5 years) – similar to current MFTE program – for first-time homebuyers who can prove residency in the City of Spokane for last three years and have an household income between 80-120 AMI.
- Façade Improvement Grant
 - Grant opportunity of up to \$50,000 to qualified businesses or housing development for façade improvements.
 - This grant could resemble the opportunity offered at one time along North Monroe.
- Home Improvement/Rehabilitation Grant
 - Offer a grant opportunity to homeowners below 120 AMI for various types of home repairs. Similar to HUD HOME investment partnerships program.
- Transportation for Livable Communities Grant

- Small grants to community-oriented transportation projects that support walkability, transit use and compact development patterns. Examples in San Francisco, Atlanta, and Minneapolis.

DRAFT